

16. 2012SP-026-001

TEASLEY'S CONVENTION FLORIST

Map 053-07, Parcel(s) 011

Council District 11 (Darren Jernigan)

Staff Reviewer: Jason Swaggart

A request to rezone from R15 to SP-C zoning and for final site plan approval for property located at 1813 Golf Club Road, at the northeast corner of Golf Club Road and Old Hickory Boulevard (0.64 acres), to permit a building contractor supply use (greenhouses) and an office use, requested by Teasley's Convention Florist, applicant, David Holmes, owner.

Staff Recommendation: Approve with conditions if the Commission directs staff to commence a housekeeping amendment to change the land use policy to Office Transition. Disapprove if the policy is not amended.

APPLICANT REQUEST

Zone change to permit a non-retail nursery

SP Amendment (preliminary and final)

A request to rezone from One and Two Family Residential (R15) to Specific Plan – Commercial (SP-C) zoning and for final site plan approval for property located at 1813 Golf Club Road, at the northeast corner of Golf Club Road and Old Hickory Boulevard (0.64 acres), to permit a building contractor supply use (greenhouses) and an office use.

Existing Zoning

R15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots.

CRITICAL PLANNING GOALS

N/A

DONELSON/HERMITAGE COMMUNITY PLAN

General Policy

Neighborhood General (NG) is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Detailed Policy

Single-Family Detached (SFD) is intended for single family housing that varies based on the size of the lot. Detached houses are single units on a single lot.

Consistent with Policy?

No. The proposed zoning is to permit a non-residential use where the land use policies only support residential. Staff does recognize that given the location of the property along a major arterial and the OR20 zoning on the opposite side of Golf Club Road that the existing land use policy may not be appropriate. Since the policy may not be appropriate at this specific location, staff could support a policy amendment. Staff does not find the property appropriate for intense commercial uses, but finds that a transitional use is more appropriate. Staff finds the Office Transition policy to be the most appropriate. While the proposal is not for an office use, the proposed use is moderate in nature and the SP provides adequate buffering providing a suitable transition between the OR20 district across the street and the adjacent residences. If the Planning Commission directs staff to file a housekeeping amendment to change the policy to Office Transition, then staff can recommend approval of the rezoning request.

REQUEST DETAILS

The request is to permit a nonretail nursery. The request does not propose any major construction so the request is for SP zoning approval as well as final site plan approval. Council must approve the rezoning, but the Commission approves the final site plan. Since the applicant has requested simultaneous approvals, permits for the final SP cannot be issued until such time that the rezoning is approved by Council. The applicant currently runs the business at a different location. Staff understands that the business rents out plants for events. Plants are kept at the nursery and shipped to events such as large parties and conferences. The plants are later brought back to the business. It is not a retail use as plants are not for sale to the public, nor do customers pick plants up at the site.

The site is located in Old Hickory on the northeast quadrant of the intersection of Golf Club road and Old Hickory Boulevard. It is directly across from the Old Hickory Country Club and just west of Dupont-Hadley Middle School. The abutting properties to the north, south and east are zoned residential and are residentially occupied. The property directly across the street is zoned OR20 and contains a small office building. The property is relatively flat and open with a mature tree line that runs along the northern and eastern property line. Metro records indicate a small stream running along the eastern property line but it has been determined that it is not a stream.

Site Plan

The proposed sketch plan calls for three individual green houses. Each green house is 24 feet by 72 feet with a total area of 5,184 square feet. A small 11 foot by 24 foot office (264 square feet) is also proposed. The greenhouses will be somewhat centrally located on the site and the office will sit to the north of the greenhouses. Access will be from an existing drive off Golf Club Road. A ten foot wide C-5 landscape buffer yard is proposed along the entire perimeter of the site. A six foot tall solid wood fence is proposed on the inside of the landscaping. Staff drafted a regulating document to accompany the sketch plan and contains the following requirements:

1. Permitted uses within this SP shall be limited to greenhouse and office as shown on the site plan. Any additional uses shall require Council approval.
2. A 10 foot wide C-5 Landscape Buffer Yard shall be provided along the property boundary as specified in Figure 17.24.240C of the Metro Zoning Code with the exception that the specified 6 foot masonry wall may be replaced with a 6 foot solid wood fence.
3. A minimum of four parking spaces is required and does not require a surface of asphalt, concrete or other hard-surfaced dustless material.
4. Access shall be from Golf Club Road as shown on the site plan. No additional access shall be permitted.
5. Free standing or building signs are not permitted.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CN zoning district as of the date of the applicable request or application.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.

ANALYSIS

The proposed land use is not consistent with the existing single-family detached land use policy currently in place. While the use is not consistent with the policy, the policy may not be appropriate at this location. The site is adjacent to Old Hickory Boulevard which is a highly traveled four lane roadway and is directly across the street from a small office building. Given these circumstances it is unlikely that someone would purchase the property to build a single-family home consistent with the policy.

The request proposes a somewhat low impact use. The proposed use does not have a retail element so there will be no significant increase in traffic. The proposed zoning requirements including the screening requirements should ensure that the use is adequately buffered from the adjacent residences. Since the proposed zoning should have minimal impacts on the surrounding area then staff can recommend approval if the Planning Commission directs staff to file a housekeeping amendment to change the policy to Office Transition. If the Planning Commission finds that the existing land use policy is appropriate then staff recommends disapproval of the request.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

Maximum Uses in Existing Zoning District: **R15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.64	3.09 D	1 L	10	1	2

Maximum Uses in Proposed Zoning District: **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Greenhouse (818)	0.64	-	5,185 SF	NA	13	27

Traffic changes between maximum: **R15** and proposed **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-		+12	+25

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions if the Commission directs staff to commence a housekeeping amendment to change the land use policy to Office Transition. Disapprove if the policy is not amended.

CONDITIONS (if approved)

1. Uses shall be limited to a non-retail nursery and office as shown on the site plan.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CN zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

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5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.

Approved and directed staff to initiate a housekeeping amendment to change the land use policy to Office Transition.

(9-0), Consent Agenda

Resolution No. RS2012-182

"BE IT RESOLVED by the Metropolitan Planning Commission that 2012SP-026-001 is **Approved. Staff is directed to initiate a housekeeping amendment to change the land use policy to Office Transition.**

The current Single-Family Detached land use policy is not appropriate in this location. The SP permits a relatively low-impact non-residential land use. This SP is appropriate with a land use policy amendment to Office Transition.
